

**APR
2004**

North Long Beach Community Planning Bulletin

www.longbeach.gov/plan/content/complan.htm

By: Scott Mangum (562) 570-6435
Scott_Mangum@longbeach.gov

DEPARTMENT OF PLANNING & BUILDING
Community & Environmental Planning Division
333 West Ocean Blvd. Long Beach, California 90802



Revised April 6.

NEW APPLICATIONS FILED

1. Conditional Use Permit to Operate a Check Cashing Business at 5330 Atlantic Ave. (Case 0402-23) CC (see Attachment 6)

The applicant has requested to open a check cashing business within an existing storefront. Other services proposed are pay-day loans, mailbox rental, and a water distribution machine. A Conditional Use Permit (CUP) is required for a check cashing business in the Community Automobile-Oriented (CCA) zone. The applicant states that the existing business operations, the sale of cell phone accessories and jewelry, will be phased out.

The Planning Commission **Public Hearing** is scheduled for **May 20, 2004**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Greg Carpenter, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

2. Staff Site Plan Review for Cellular Antenna Addition to existing freestanding pole sign at 2421 Artesia Blvd. (Case 0403-18) JR (see Attachment 7)

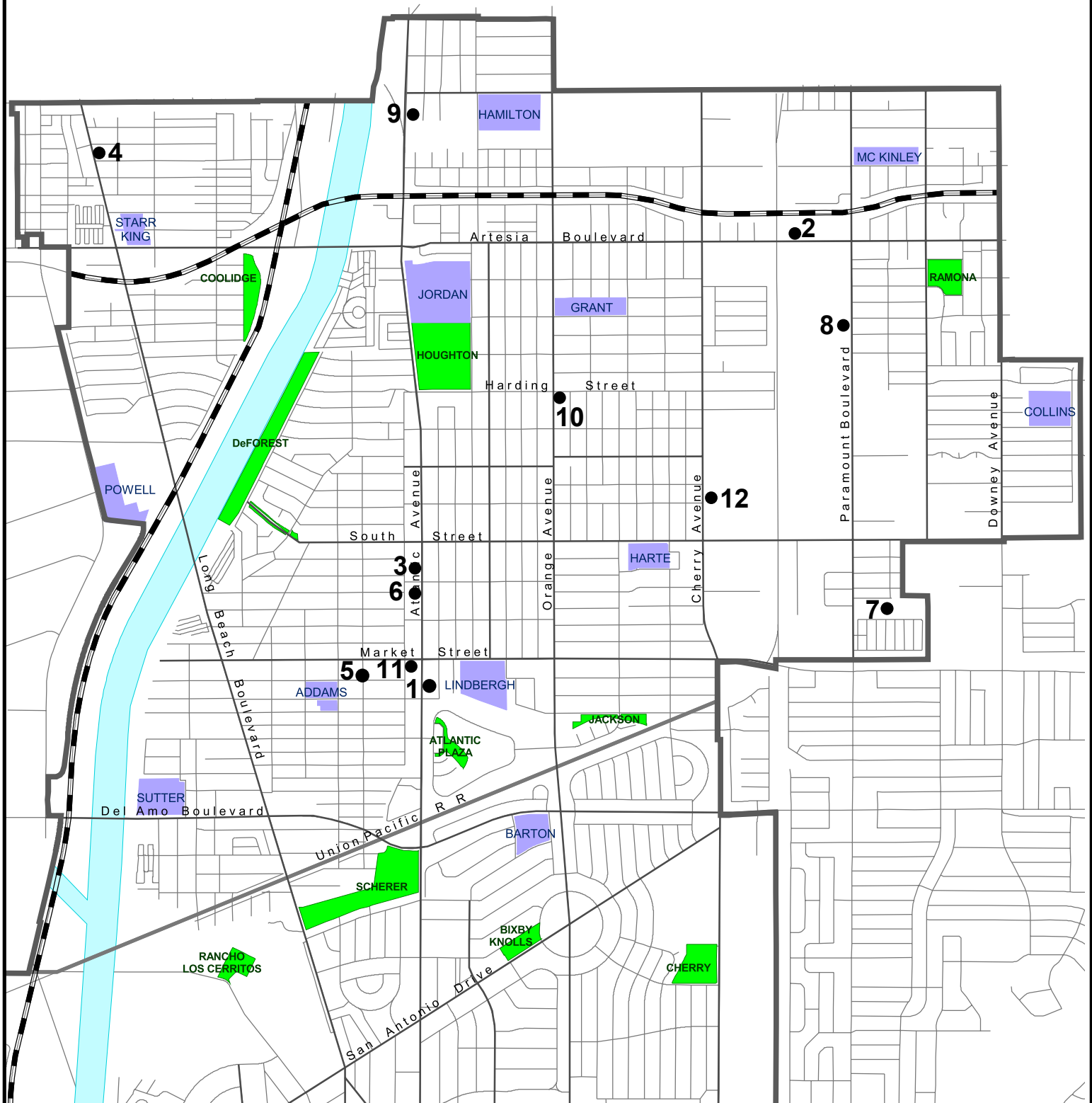
The applicant proposes to attach antennas approximately 45' up an existing 80' freestanding sign with equipment cabinets to be located on the ground. The site is located in the IG (General Industrial) zone. Attached/roof mounted cellular and personal communication services are permitted by right in the General Industrial zone, but are subject to special development standards and must be reviewed through Staff Site Plan Review.

PENDING CASES PREVIOUSLY REPORTED ON

3. Administrative Use Permit to operate a Social Service Office (without Food Distribution) at 5641 Atlantic Ave. (Case 0402-10) DB

The applicant, Amer-I-Can, has applied for an Administrative Use Permit (AUP) to operate a Social Service Office (without food distribution) in the Commercial Neighborhood Automobile-Oriented (CNA) District. According to the applicant, the existing use currently accommodates 30-100 youth per day, split into two shifts, 11am-2pm and 4-6pm. The applicant states that the program focuses on teaching youth life managements skills and self-esteem. Recommended conditions of approval address loitering, hours of operation, maximum occupancy, ratio of youth to employees, and code compliant signage.

North Long Beach - Site Location Map



 Schools
 Parks



1000 0 1000 2000 Feet

1. 5330 Atlantic Ave. - CUP for Check Cashing (5/20 PC) ☐
2. 2421 E. Artesia Blvd. - SSPR for Cellular Antenna Addition ☐
3. 5641 Atlantic Ave. - AUP for Social Service without food (4/26 ZA) ☐
4. 6850 Long Beach Blvd. - SSPR, AUP for new Shopping Center w/ Laundromat ☐
5. Plymouth St. & Elm Ave. - Zone Change, ND for new Park (Apr-May PC) ☐
6. 5575 Atlantic Ave. - CUP for Check Cashing (Apr-May PC) ☐
7. 2910 E. 55th Way - SSPR, SV, ZC, GPA, EIR for New Park (3/16 CC) ☐
8. 6375 Paramount Blvd. - Variance for Parking Ratio (3/22 ZA) ☐
9. 6900 Atlantic Ave. - Tentative Parcel Map for Subdivision (4/1 PC) ☐

At the March 22, Zoning Administrator Hearing testimony was heard from both the applicant and community members. The item was **continued** to a future Zoning Administrator Hearing, tentatively the April 26 hearing, pending a community meeting to provide more information for all parties. The Community Meeting has been scheduled for Monday April 19, 7:00pm, at the Houghton Park Multi-purpose room, 6301 Myrtle Avenue.

4. Staff Site Plan Review, Administrative Use Permit for a Shopping Center with Laundromat at 6850 Long Beach Blvd. (Case 0403-07) LF (see Attachment 2)

The site is currently a vacant lot zoned CCA (Commercial Community Automobile-Oriented). A new one-story 5,906 SF single-story Shopping Center with four tenant spaces is proposed. The only specific use identified is a Laundromat, which requires an Administrative Use Permit in all Commercial zones. The Staff Site Plan Review Committee **denied** the proposed building design and will receive assistance from an RDA contracted architect to work with the applicant on the design. Issues regarding the setback on Long Beach Boulevard, the trash enclosure location, and the number and location of curb cuts were also identified through Staff Site Plan Review and will be discussed with the applicant at the Technical Advisory Committee meeting.

5. Staff Site Plan Review, Zone Change, ND for a new Mini-Park at Plymouth St. and Elm Ave. (Case 0401-14) CB (see Attachment 1)

The proposed mini-park site encompasses two parcels at the corner of Plymouth and Elm. The main parcel (the NW corner of Plymouth and Elm, 225' x 150') is currently a vacant lot, zoned I (Institutional), while the smaller parcel (NE corner of Plymouth and Elm, 50' x 150') is developed as a parking lot, zoned R1-N (Single-Family Residential). The application requests that the site be rezoned to P (Park). The initial site plan does not provide any on-site parking for the new park. An alternate site plan with some head-in angled parking on Plymouth Ave. is being prepared. A standards variance for number of parking spaces will likely be required with either site plan. Environmental review for the project will consist of a Negative Declaration (O2-04). Land acquisition for the proposed park was provided by the North Long Beach Redevelopment Project Area.

The zone change and certification of the environmental review is tentatively scheduled to be heard by the Planning Commission in May. Following a recommendation by the Planning Commission, the City Council will hear the proposed zone change and general plan amendment requests.

6. Conditional Use Permit for Check Cashing within existing Market at 5575 Atlantic Ave (Case 0310-31) JR

The applicant proposes to establish a Dolex money transfer booth within the Numero 2 Rancho Market. Planning staff is recommending approval with conditions. In addition to Police Department safety recommendations, staff is recommending that the check cashing facility should only be accessed internally from the market.

The Planning Commission Public Hearing date has been postponed pending compliance with police standards at another location in Long Beach that is operated by the applicant.

ACTIONS ON COMPLETED CASES

7. Staff Site Plan Review, Standards Variance, Zone Change, General Plan Amendment, and Environmental Impact Report for Proposed Park at 2910 E. 55th Way (Case 3007-02) LF (see Attachment 5)

A new 5.8-acre park is proposed at 2910 E. 55th Way, just East of Paramount Boulevard. This park will serve as replacement parkland for the new police substation being built at Scherer Park. The site is currently zoned RM for mobile homes and manufactured housing. The General Plan designation is for Single Family Residential. The application is to rezone the property to Park (P) and amend the General Plan designation to Open Space/Parks (LUD 11). A Standards Variance is requested for number of parking spaces. 52 parking spaces are shown on site, while code requires a total of 73 spaces. Additional off-site parking is proposed on 55th Way. The proposed Zone and General Plan Changes also must be heard by the City Council upon recommendation from the Planning Commission.

At the February 5, 2004 Planning Commission Hearing the Commission adopted a resolution relating to review of and consideration of the Environmental Impact Report and Statement of Overriding Consideration, recommended that the City Council approve the Zone Change and General Plan Amendment, and **approved** the Site Plan Review and Standards Variance, subject to conditions. The zone change and general plan amendment were **approved** by the City Council at its March 16, 2004 meeting.

8. Standards Variance to reduce parking ratio for new construction of warehouse buildings at 6375 Paramount Blvd. (Case 0401-26) JR

The application is for a standards variance to reduce the amount of parking required for new construction of warehouse buildings on this site. The request is to reduce the parking ration from 1 space per 1,000 SF to 1 space per 5,000 SF. All parking areas are contained on the TABC site. The applicant is providing information to justify the lesser parking ration including employment by work-shift.

The Zoning Administrator **approved** the standards variance at the March 22, 2004 Zoning Administrator Hearing.

9. Tentative Parcel Map for Subdivision at 6900 Atlantic Ave. (Case 0401-18) CB (see Attachment 4)

The property, adjacent to the Southern California Edison Right-of-Way, is zoned R1-N (Single Family Residential). Each of the created lots would meet the minimum lot size of 6,000 SF in the R1-N zone. The Planning Commission **approved** the tentative parcel map at its April 1, 2004 meeting.

10. Staff Site Plan Review for Cellular Antenna Addition to existing single story building at 6190 Orange Ave. (Case 0402-37) JR (see Attachment 3)

The applicant proposes four screened rooftop equipment cabinets with attached panel antennas at 6190 Orange Avenue, J&G Market. The site is located in the CNA (Commercial Neighborhood Auto Oriented) zone. Attached/roof mounted cellular and personal communication services are permitted by right in all commercial zones,

but are subject to special development standards and must be reviewed through Staff Site Plan Review. A similar proposal for this location was approved in 2002, but never constructed. The request was **approved** through Staff Site Plan Review.

11. Staff Site Plan Review for Cellular Antenna Addition to existing church at 5398 Linden Ave. (Case 0402-22) DB

The applicant proposes to attach antennas to the St. Athanasious Church bell tower approximately 42' from the ground. The antennas would be screened with a simulated brick finish to match the existing 90' tower with screened equipment cabinets located atop the existing balcony roof on the South side of the building. The site is located in the I (Institutional) zone. Attached/roof mounted cellular and personal communication services are permitted by right in the Institutional zone, but are subject to special development standards and must be reviewed through Staff Site Plan Review. A similar proposal for this location was approved in 2002. The current application has been **withdrawn**.

12. Staff Site Plan Review for Cellular Antenna Addition to existing tower at 5900 Cherry Ave. (Case 0402-35) JV (see Attachment 8)

The applicant proposes to attach antennas to an existing 80' lattice tower with equipment cabinets to be located on the ground. The site is located in the IG (General Industrial) zone. Attached/roof mounted cellular and personal communication services are permitted by right in the General Industrial zone, but are subject to special development standards and must be reviewed through Staff Site Plan Review. A similar proposal for this location was approved in 2002, but never constructed. The request was **approved** through Staff Site Plan Review.

ANNOUNCEMENTS

13. NLB Community Planning Bulletin Hits the Web

In an effort to make this document more timely and accessible, the North Long Beach Community Planning Bulletin is available on the internet at: <http://www.longbeach.gov/plan/content/complan.htm>. I have also developed an email list that will be used for notification when the new monthly bulletin is available online, or when a revision has been posted for viewing. If you would like to be added to the email list, please contact me with your email address.

14. Citywide public meetings on Converta-Belle Housing Concept

The Converta-Belle housing concept, which would allow units to be built with the option of splitting into two units and/or reconsolidating over time, was referred to the City Planning Commission for review by the Long Beach City Council. After discussion at two recent Planning Commission meetings, the Commission is seeking public input on this housing concept. The Community and Environmental Planning Division of the Department of Planning and Building has arranged four public meetings to gather input. Attached is a copy of an advertisement that ran in the Sunday April 4 edition of the Press Telegram describing the housing concept and associated planning issues. The meetings will each feature a presentation by City Planning Staff, the Converta-Belle developer, and a public discussion period.

15. Habitat for Humanity to Build 6 Houses in 6 Weeks in NLB

Habitat for Humanity South Bay/Long Beach is preparing to build 6 houses in 6 weeks. All six homes will be built at 69th Way and Orcutt (just East of Long Beach Boulevard near the Northern Border of the Long Beach). Habitat is seeking volunteers aged 16 years and older to help. The construction schedule is set to run on Wednesday-Sunday from April 24, 2004 until June 5. To sign up, or for further information, visit <http://www.habitatlb.org/Blitz/> or contact Veronica Garcia at (562) 427-4463 x208.

16. I-710 Freeway Long Term Congestion Relief Alternatives

The Oversight Policy Committee of the Gateway Cities Council of Governments voted to develop a hybrid plan combining elements of alternative C, D, and E while adhering to five guiding principles, including minimizing Right-of-Way takings. Initially, a special advisory committee was to choose one of 5 alternatives to relieve congestion on the 710 Freeway. Alternatives included widening the freeway, adding raised lanes, and a “no build” option that would only provide for more minor improvements. Of the 5 Alternatives presented, alternatives C, D, and E would involve taking private property. Information about the initial five alternatives and the I-710 Major Corridor study can be found at: <http://www.gatewaycog.org/i710.html>.

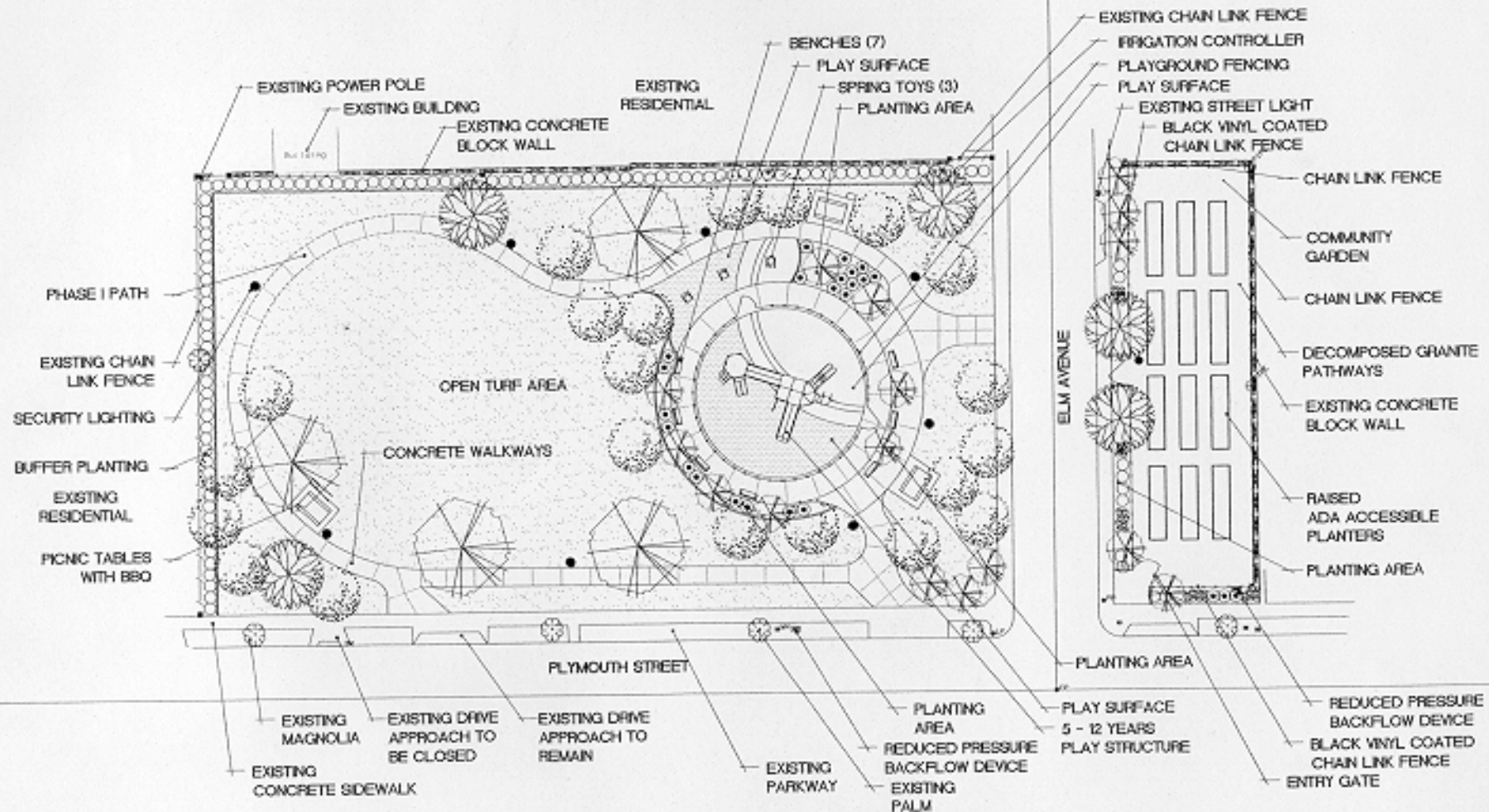
In January and February the Long Beach City Council I-710 Oversight Committee hosted four community roundtable workshops. The roundtable workshops focused on providing information from leading experts on these critical issues and generated a list of recommendations for the Long Beach Oversight Committee to adopt as part of the planning process. On March 18 the Committee conducted a community meeting to release the draft locally preferred strategies to improve the 710 Freeway for community comment. These strategies are based on written and oral public comments that were received during previous community meetings and public workshops. Comments from this meeting and other neighborhood association meetings will be brought back before the I-710 Oversight Committee for final action.

Final Action on Preferred Strategies- Monday, April 26, 6:30pm City Council Chambers

IMPORTANT PHONE NUMBERS

Council Member (8 th District), Rob Webb	(562) 570-6685
Council Member (9 th District), Val Lerch	(562) 570-6137
Police, toll free, anonymous, Gang Tip	1- (866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Community Policing	(562) 570-5028
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Abandoned shopping carts removal	1-(800) 252-4613
Things on power lines, SCE Hazardous Conditions	1-(800) 611-1911 press 2, then 4
Property Maintenance & Building Code Enforcement	(562) 570-6421
Zoning Code Enforcement	(562) 570-7497
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Parks, Park Maintenance, Emy Arteaga	(562) 570-1533
Graffiti on County flood control channel, Matt Knabe	(562) 256-1921
Graffiti on Union Pacific Railroad property	(562) 590-4162
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
Storm Drain Hotline, report items dumped in storm drain	(562) 570-3867

ATTACHMENT 1



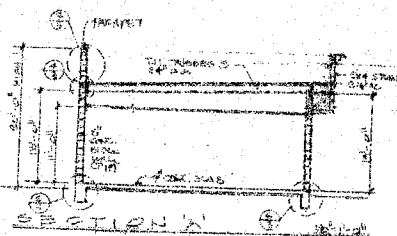
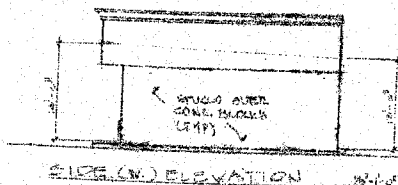
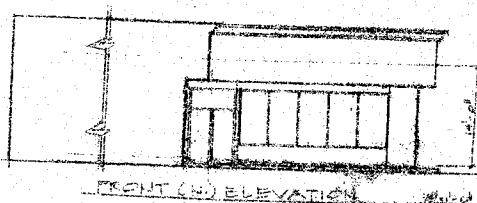
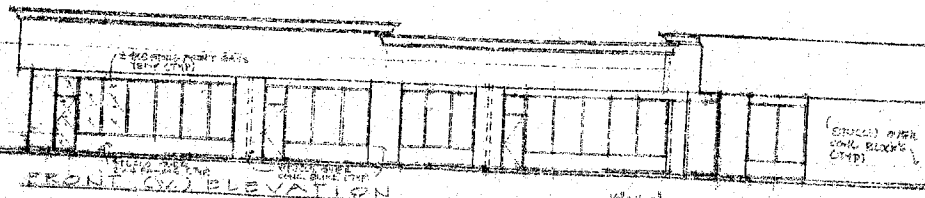
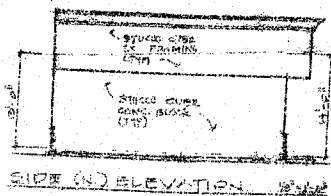
City of Long Beach PLYMOUTH & ELM MINI PARK

Conceptual Plan - Phase 1



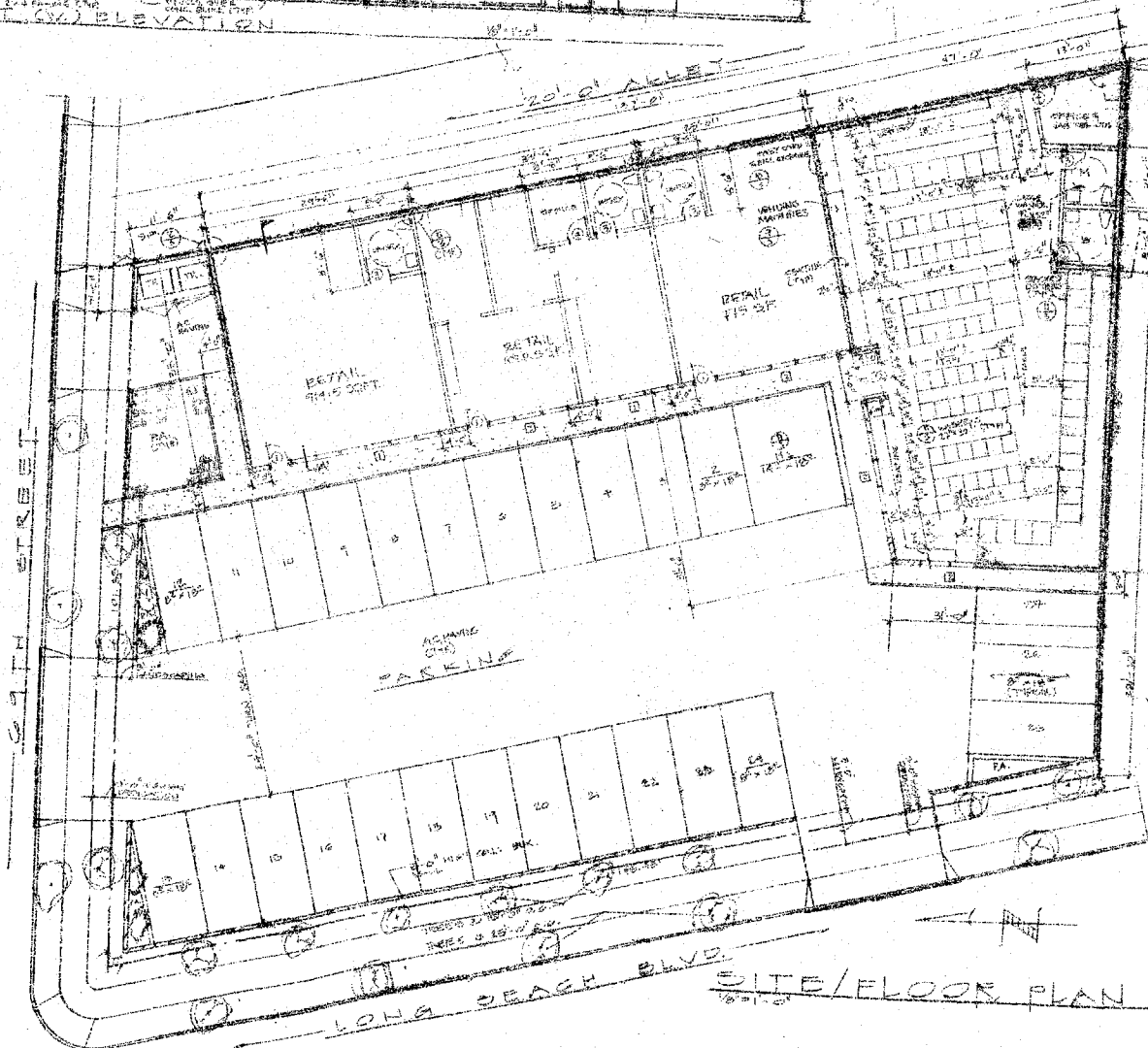
purkiss-rose-rsi
Landscape Architecture
Site Planning and Park Planning
401 South Ocean Boulevard
Long Beach, California 90802
562.593.1100
prp@pr-rs.com

ATTACHMENT 2



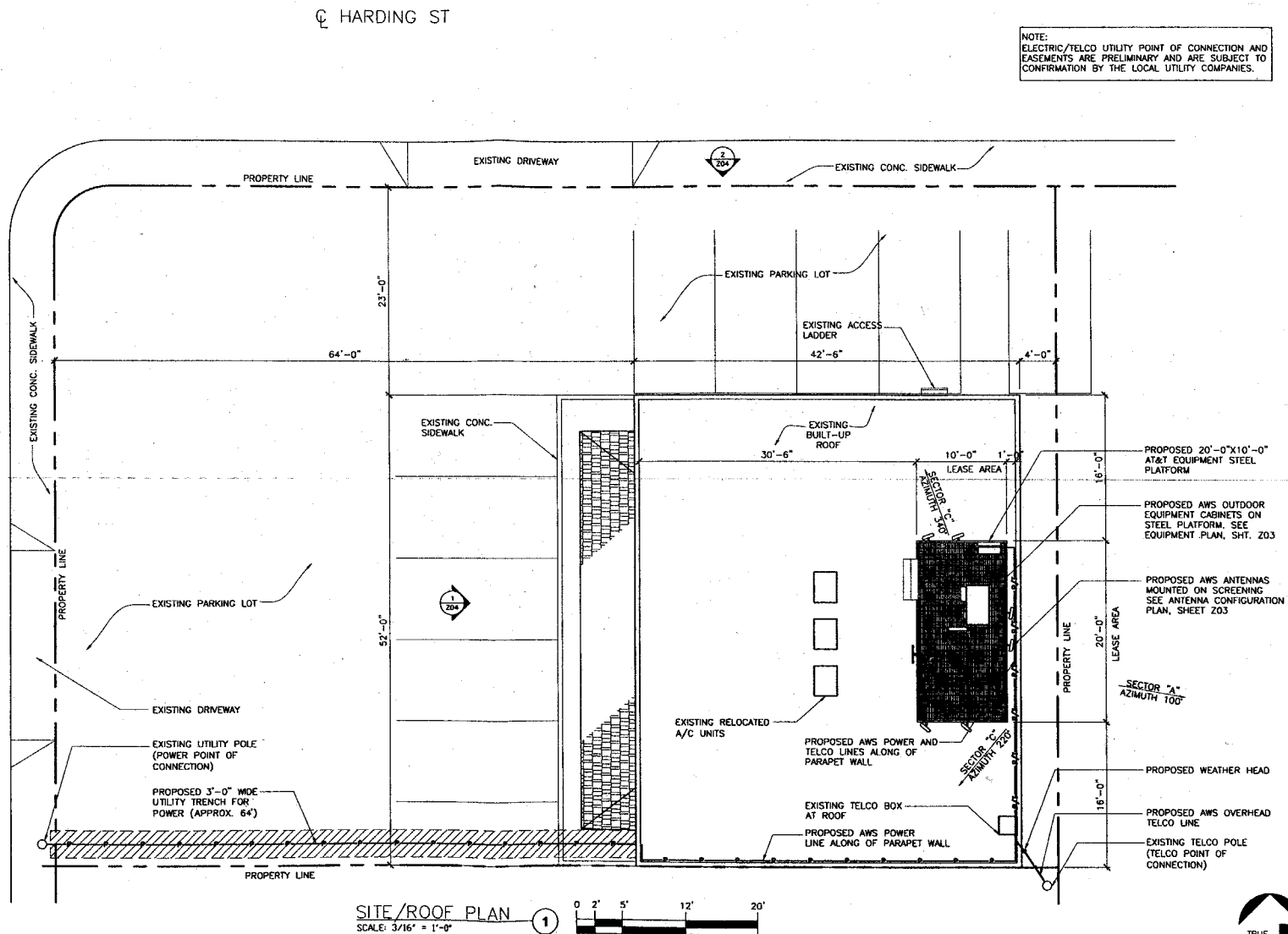
PROJECT SUMMARY

A) TOTAL LOT AREA	13,120 SQ. FT.
B) TOTAL BUILDING AREA	5,100 SQ. FT.
C) PARKING REQUIRED	27 SPACES
D) PARKING PROVIDED	27 SPACES
E)	
F)	

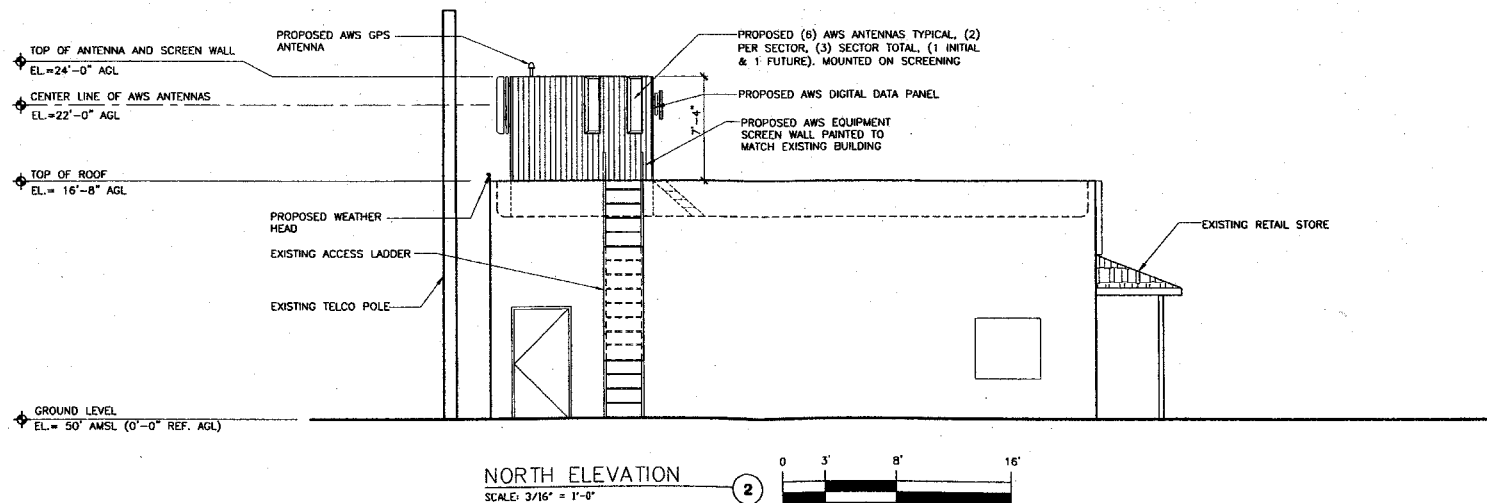
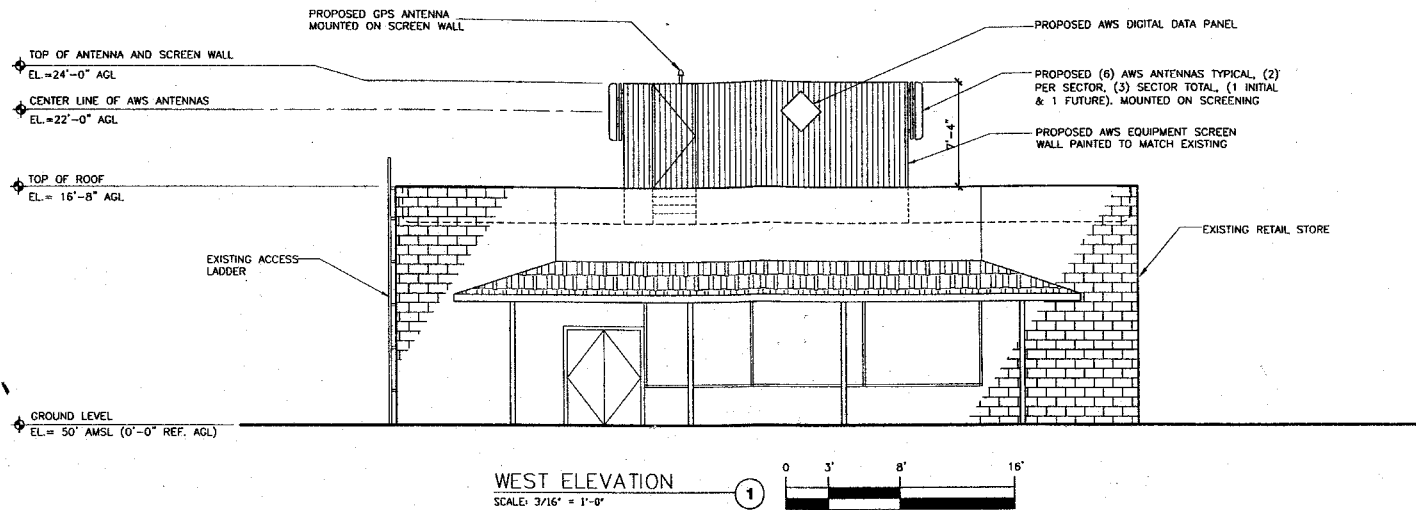


TITLE: 100-12-2693-1
 JOB: 6000 LONG BEACH BLVD. CONVERSION
 LONG BEACH, CALIFORNIA

ATTACHMENT 3



ATTACH. 3 (Cont.)



SCALE: 1" = 20'

SHEET 1 OF 1 SHEET

TENTATIVE PARCEL MAP NO. 060525

IN THE CITY OF LONG BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 24 OF
THE CALIFORNIA COOPERATIVE COLONY TRACT AS PER MAP RECORDED
IN BOOK 21, PAGES 15 AND 16, OF MISCELLANEOUS RECORDS
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

- CETECH ENGINEERING -

OWNER: JOSE DE LA CRUZ
6900 ATLANTIC AVE.
LONG BEACH, CA 90805
(562) 221-2017

SUBDIVIDER: GUADALUPE LECHEGA
1127 E. HARDING STREET
LONG BEACH, CA 90805
(562) 424-9332

ENGINEER: CETECH ENGINEERING
2252 N. CARSON ST., STE. B
Torrance, California 90501
(310) 533-1550 PHONE, (310) 533-1290 FAX

SITE ADDRESS: 6900 ATLANTIC AVE.
LONG BEACH, CA 90805

ASSESSOR'S PARCEL NO.: 7116-017-056

LEGAL DESCRIPTION: PORTION OF LOT 1 IN BLOCK 24 OF THE CALIFORNIA
COOPERATIVE COLONY TRACT, M.B. 21-15-18

ZONING: EXISTING - R-1-H
PROPOSED - R-1-H

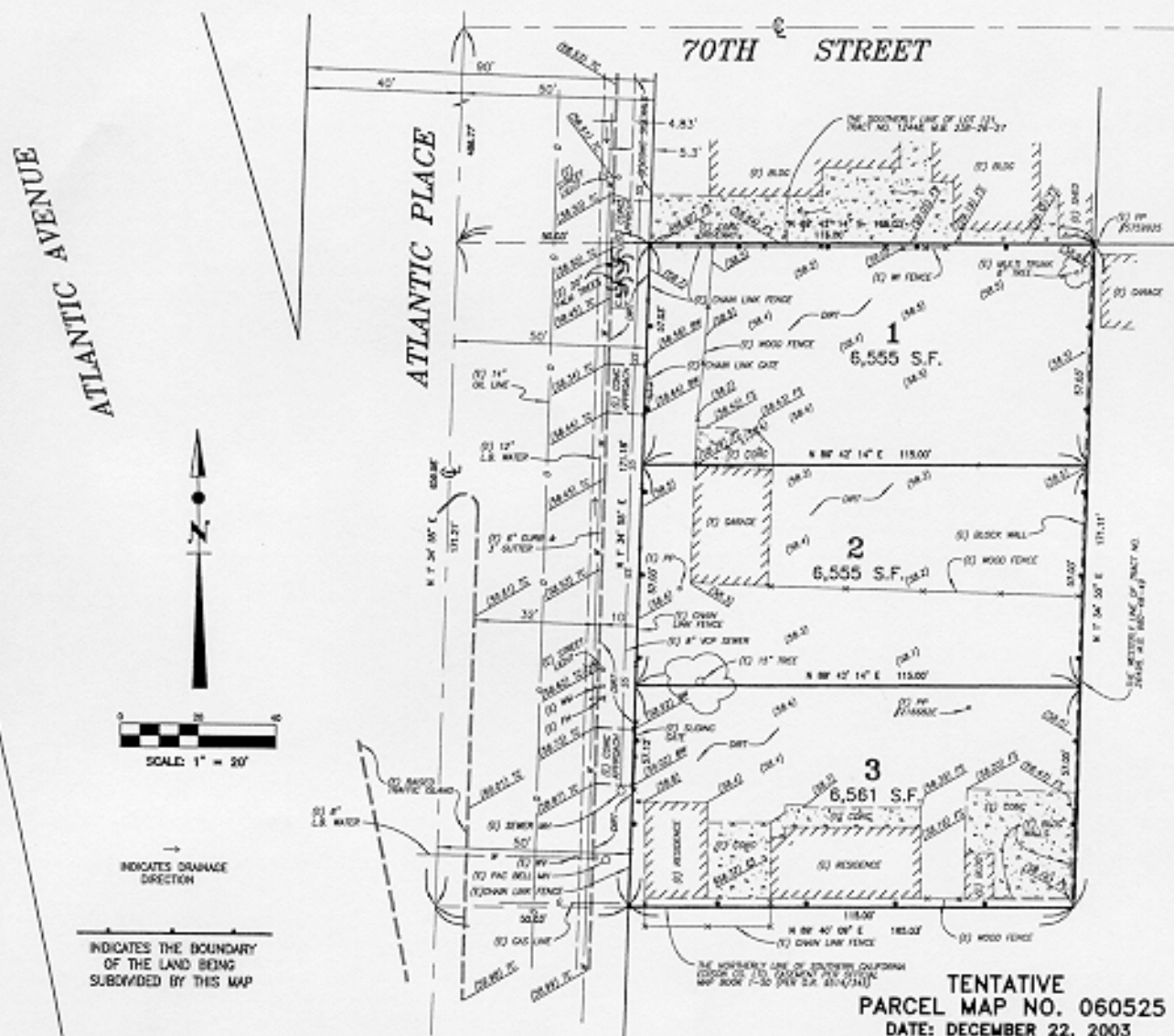
LAND USE: EXISTING - NURSERY/RESIDENTIAL/STORAGE/SINGLE-FAMILY
PROPOSED - SINGLE-FAMILY RESIDENTIAL

NO. OF LOTS: EXISTING - 1
PROPOSED - 3

LOT AREA: EXISTING LOT AREA: 19,671 S.F.
PROPOSED LOT AREA: PARCEL 1 = 6,555 S.F.
PARCEL 2 = 6,555 S.F.
PARCEL 3 = 6,561 S.F.

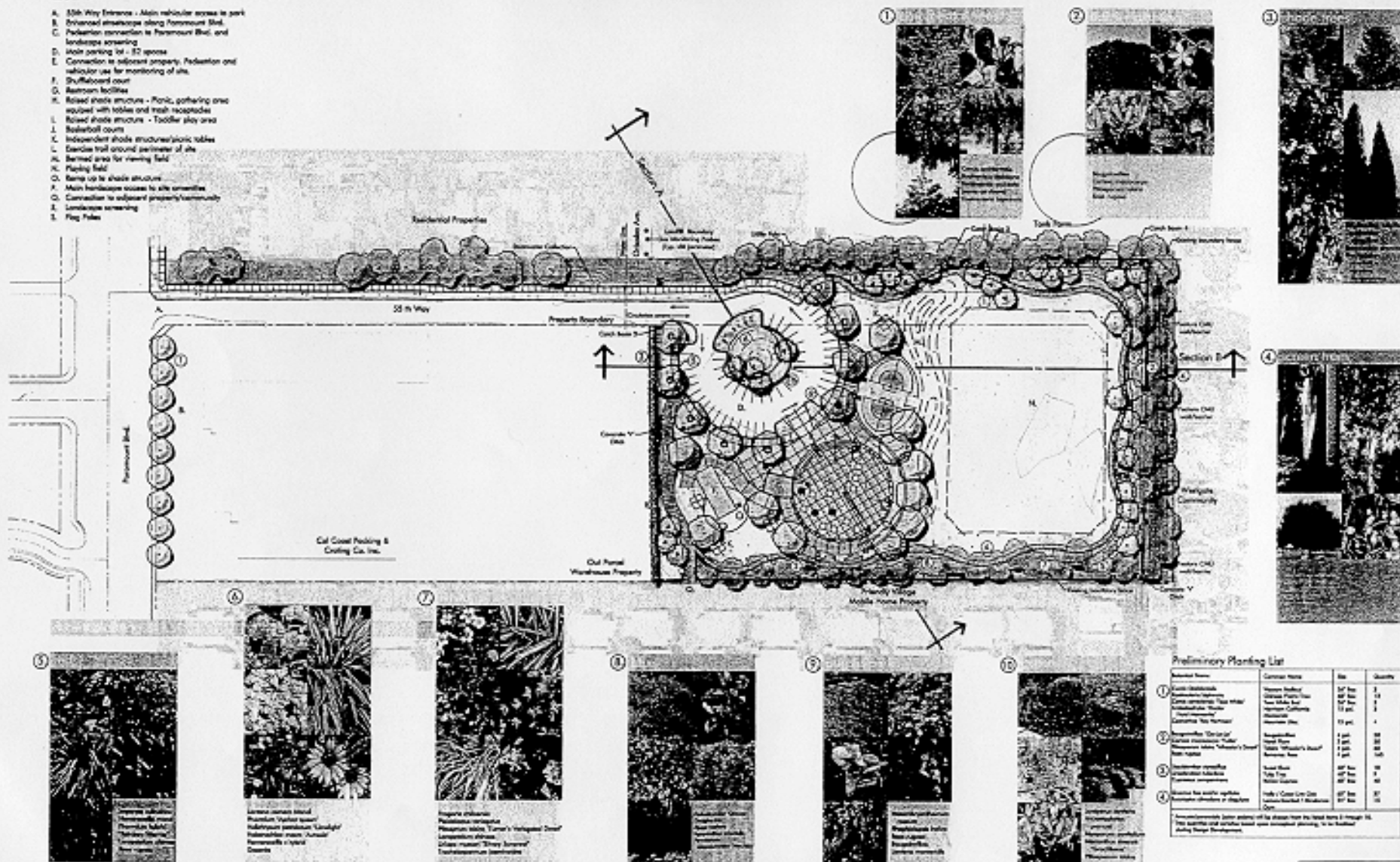
EXISTING STRUCTURES: ALL EXISTING STRUCTURES TO BE DEVOLVED

OAK TREES: NO EXISTING OAK TREES



LEGEND

- A. 55th Way Entrance - Main vehicular access to park
- B. Brownwood structure along Homestead Blvd.
- C. Pedestrian connection to Homestead Blvd. and landscape screening
- D. Main parking lot - 82 spaces
- E. Connection to adjacent property. Pedestrian and vehicular use for monitoring of site.
- F. Shuffleboard court
- G. Restroom facilities
- H. Raised shade structure - Picnic, gathering area equipped with tables and trash receptacles
- I. Raised shade structure - Toddler play area
- J. Shuffleboard courts
- K. Independent shade structures/picnic tables
- L. Existing trail around perimeter of site
- M. Bermmed area for viewing field
- N. Playing field
- O. Ramble use to shade structure
- P. Main landscape access to site entrance
- Q. Connection to adjacent property/community
- R. Landscape screening
- S. Flag Pole



Schematic Design - Masterplan

55th Way Park

City of Long Beach

November 2003

Plant Name	Common Name	Size	Quantity
1. <i>Platanus racemosa</i>	California Sycamore	12' x 12'	1
2. <i>Platanus racemosa</i>	California Sycamore	12' x 12'	1
3. <i>Platanus racemosa</i>	California Sycamore	12' x 12'	1
4. <i>Platanus racemosa</i>	California Sycamore	12' x 12'	1
5. <i>Platanus racemosa</i>	California Sycamore	12' x 12'	1
6. <i>Platanus racemosa</i>	California Sycamore	12' x 12'	1
7. <i>Platanus racemosa</i>	California Sycamore	12' x 12'	1
8. <i>Platanus racemosa</i>	California Sycamore	12' x 12'	1
9. <i>Platanus racemosa</i>	California Sycamore	12' x 12'	1
10. <i>Platanus racemosa</i>	California Sycamore	12' x 12'	1

1. Platanus racemosa (Sycamore) - 12' x 12' - 1 each
 2. Platanus racemosa (Sycamore) - 12' x 12' - 1 each
 3. Platanus racemosa (Sycamore) - 12' x 12' - 1 each
 4. Platanus racemosa (Sycamore) - 12' x 12' - 1 each
 5. Platanus racemosa (Sycamore) - 12' x 12' - 1 each
 6. Platanus racemosa (Sycamore) - 12' x 12' - 1 each
 7. Platanus racemosa (Sycamore) - 12' x 12' - 1 each
 8. Platanus racemosa (Sycamore) - 12' x 12' - 1 each
 9. Platanus racemosa (Sycamore) - 12' x 12' - 1 each
 10. Platanus racemosa (Sycamore) - 12' x 12' - 1 each

Scale 1" = 40'-0"

0 20 40 80



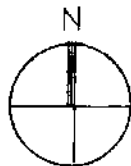
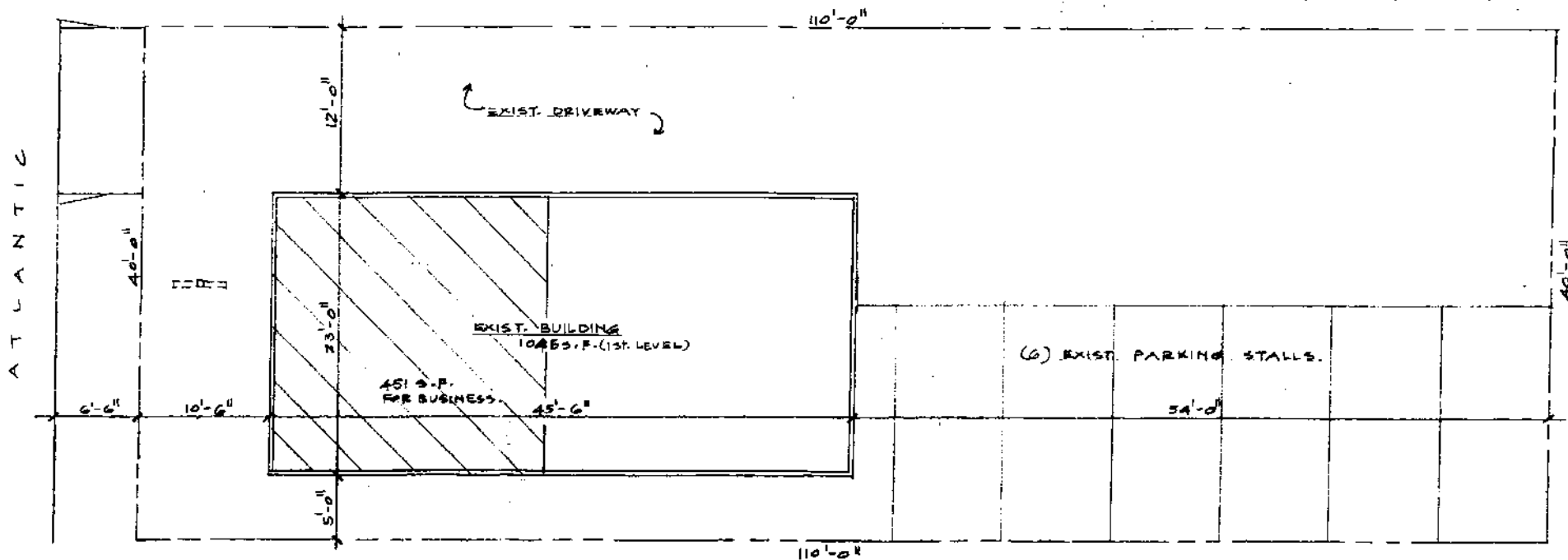
North

ATTACHMENT 6



SETH SOR

DESIGN ASSOCIATES
11328 213TH STREET
LAKEWOOD, CA 90715
TEL: (562) 402-8671



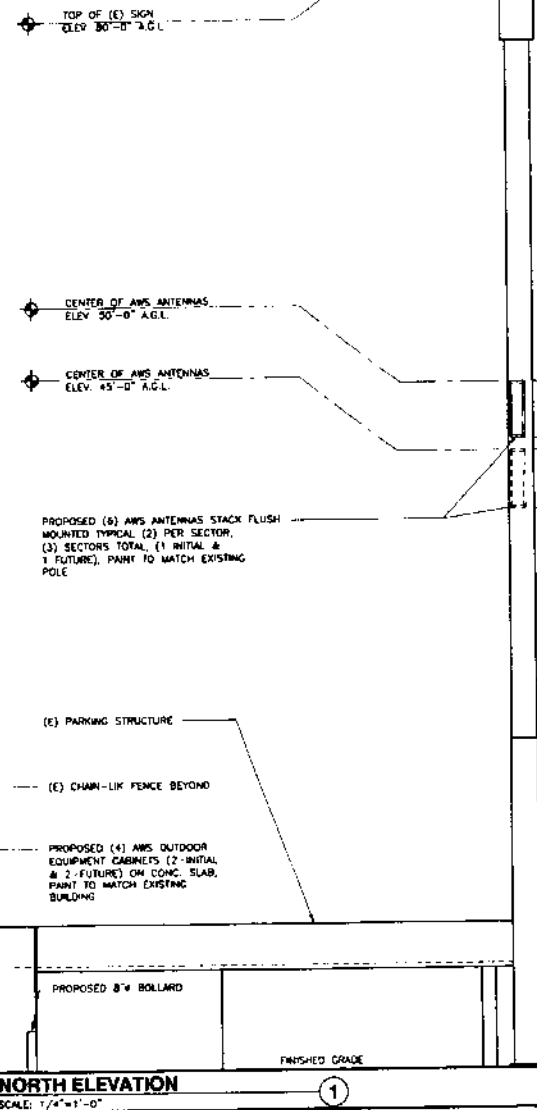
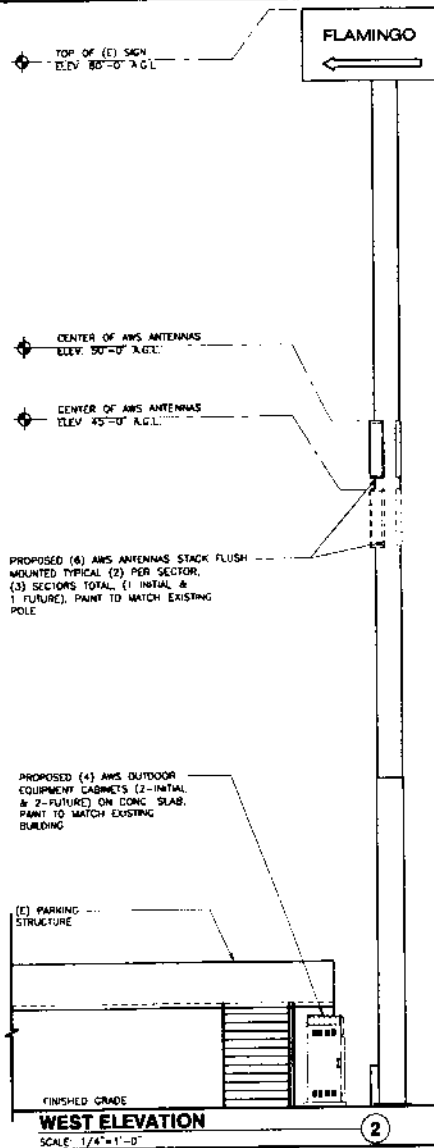
SITE PLAN

SCALE: 1/8" = 1'-0"

BUSINESS NAME: CLEAR CHOICE INT'L, LLC
ACTIVITY: CHECK CASHING, MERCHANDISE SALES.
OWNER: SOTHY KIENH MAIL BOXES + WATER
LOCATION: 5330 ATLANTIC AVE.
LONG BEACH, CA 90805
TEL: (562) 422-4142

LOT AREA: 4400 S.F.
BUILDING AREA: 10465 S.F.
AREA USED FOR BUSINESS: 495 S.F.
ZONE: CCA
LOT 11, BLOCK E, TRACT 5470

ATTACHMENT 7



Velocitel

ARCHITECTURE AND ENGINEERING DESIGN
1001 WEST CENTRAL AVENUE, SUITE 200
ANAHEIM, CA 92801
TEL: 714/771-1111
FAX: 714/771-1112
WWW.VELOCITEL.COM

FLAMINGO
SITE NO. 950-005-257B
2421 EAST ARTESIA BLVD
LONG BEACH, CA 90805



AT&T WIRELESS SERVICES
1200 MAIN PLAZA DRIVE
COLUMBIA, SC 29201

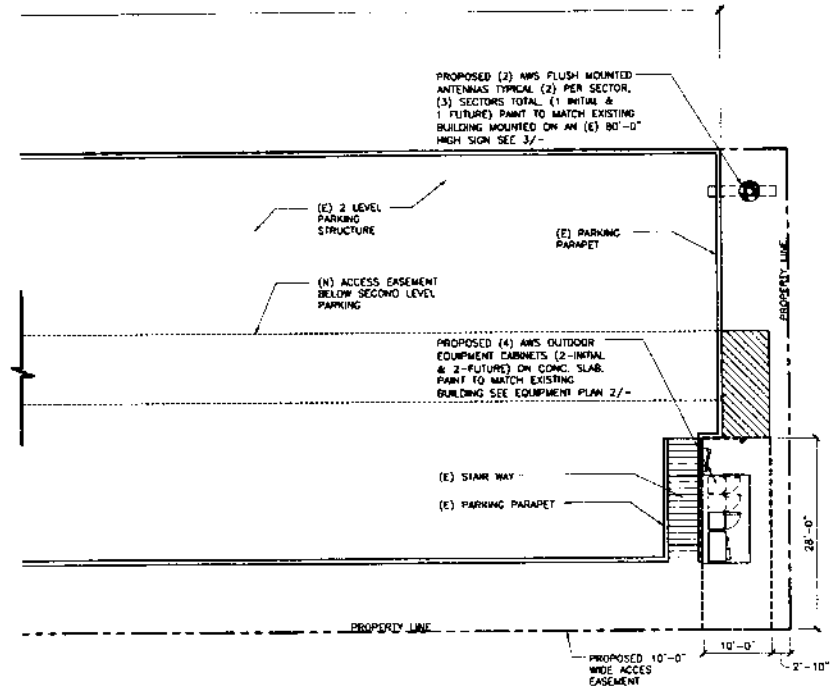
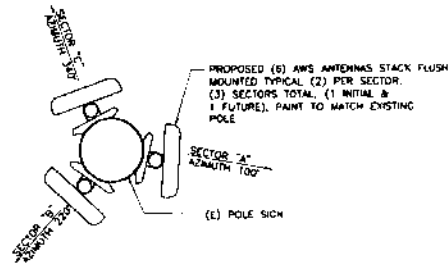
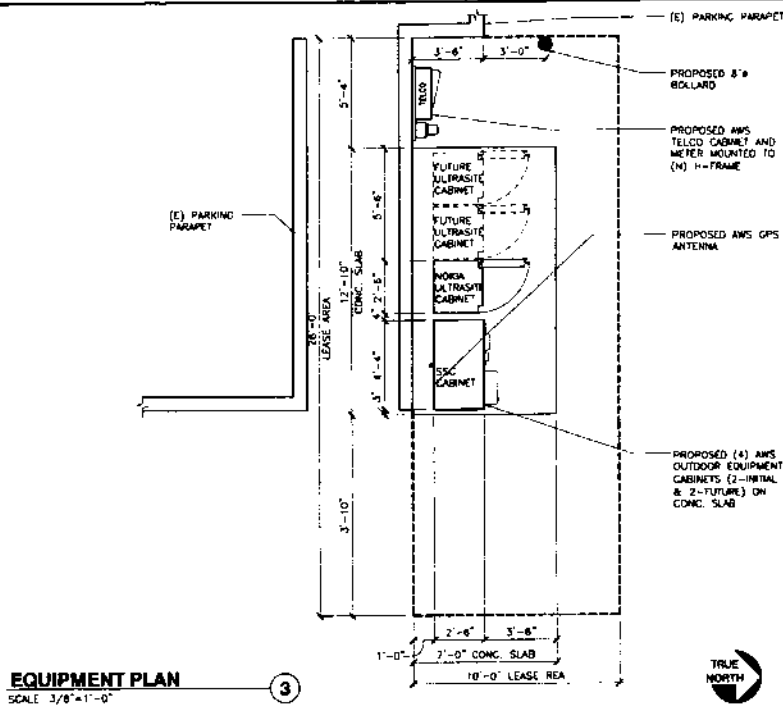
DATE	ISSUED FOR REVIEW AND COMMENTS	BY	DATE
02/25/04	REVISIONS	BY	DATE
03/01/04	DESIGNED	BY	DATE
03/01/04	CHECKED	BY	DATE
03/01/04	APPROVED	BY	DATE

NORTH AND WEST ELEVATIONS

PROJECT NO. 24897
DRAWING NO. 950-005-257A-ZC4

ATTACH. 7 (Cont.)

NOTE:
ELECTRIC/TELECOM UTILITY POINT OF CONNECTION AND
EASEMENTS ARE PRELIMINARY AND ARE SUBJECT TO
CONFIRMATION BY THE LOCAL UTILITY COMPANIES.



ENLARGED SITE PLAN

SCALE: 1/8"=1'-0"



Velocitel

ARCHITECTURE AND ENGINEERING
1001 WEST 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
FAX: 303.733.1112

**FLAMINGO
SITE NO. 950-005-2578**

2421 EAST ARTESIA BLVD
LONG BEACH, CA 90805



AT&T

AT&T WIRELESS SERVICES
12000 MAIN PLAZA DRIVE
CERRITOS, CA 90703

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	12/22/04	DESIGNED FOR REVIEW AND COMMENTS	BN	JL	JA
2	01/05/05	REVISED FOR REVIEW AND COMMENTS	BN	JL	JA
3	01/05/05	REVISED FOR REVIEW AND COMMENTS	BN	JL	JA
4	01/05/05	REVISED FOR REVIEW AND COMMENTS	BN	JL	JA
5	01/05/05	REVISED FOR REVIEW AND COMMENTS	BN	JL	JA
6	01/05/05	REVISED FOR REVIEW AND COMMENTS	BN	JL	JA
7	01/05/05	REVISED FOR REVIEW AND COMMENTS	BN	JL	JA
8	01/05/05	REVISED FOR REVIEW AND COMMENTS	BN	JL	JA
9	01/05/05	REVISED FOR REVIEW AND COMMENTS	BN	JL	JA
10	01/05/05	REVISED FOR REVIEW AND COMMENTS	BN	JL	JA

**ENLARGED SITE PLAN, EQUIPMENT
SITE PLAN AND ANTENNA
CONFIGURATION PLAN**

PROJECT NO. 24597
SHEET NO. 950-005-2578-703

ATTACHMENT 8

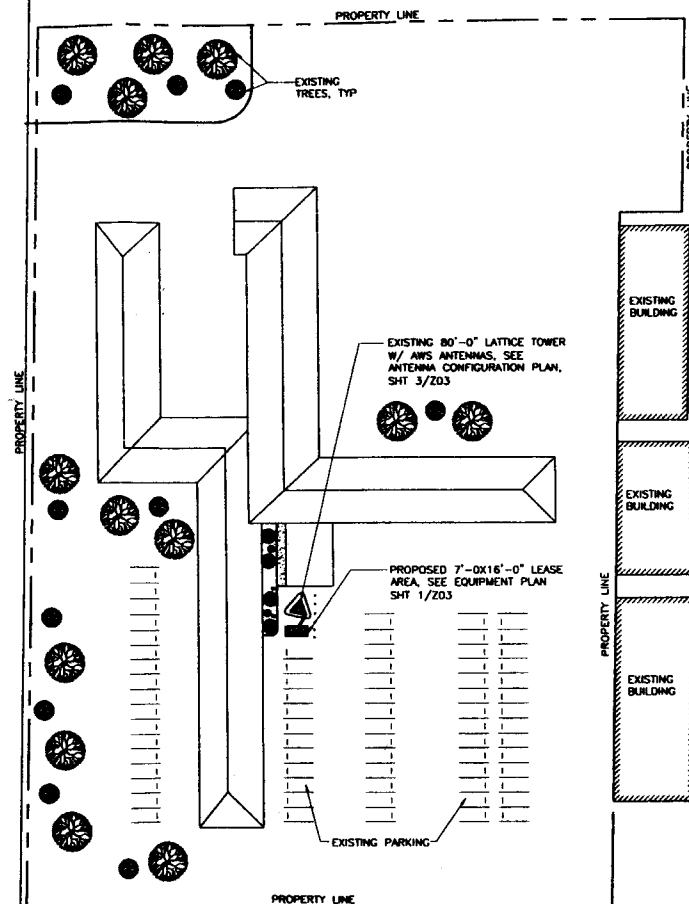
NOTE:
ELECTRIC/TELCO UTILITY POINT OF CONNECTION AND
EASEMENTS ARE PRELIMINARY AND ARE SUBJECT TO
CONFIRMATION BY THE LOCAL UTILITY COMPANIES.

GARDENA AVENUE

HUNGERFORD STREET

59th STREET

CHERRY AVENUE



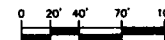
EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

SITE PLAN
SCALE: 1" = 40'-0"



Velocitel

ARCHITECTURE AND ENGINEERING DIVISION
1801 PCH BLVD, SUITE 200
FARMERS, CA 90701
(909) 885-1100
WWW.VELOCITEL.COM

**SOUTH AND CHERRY
SITE NO. 950-005-258A**
5800 CHERRY AVENUE
LONG BEACH, CA 90805

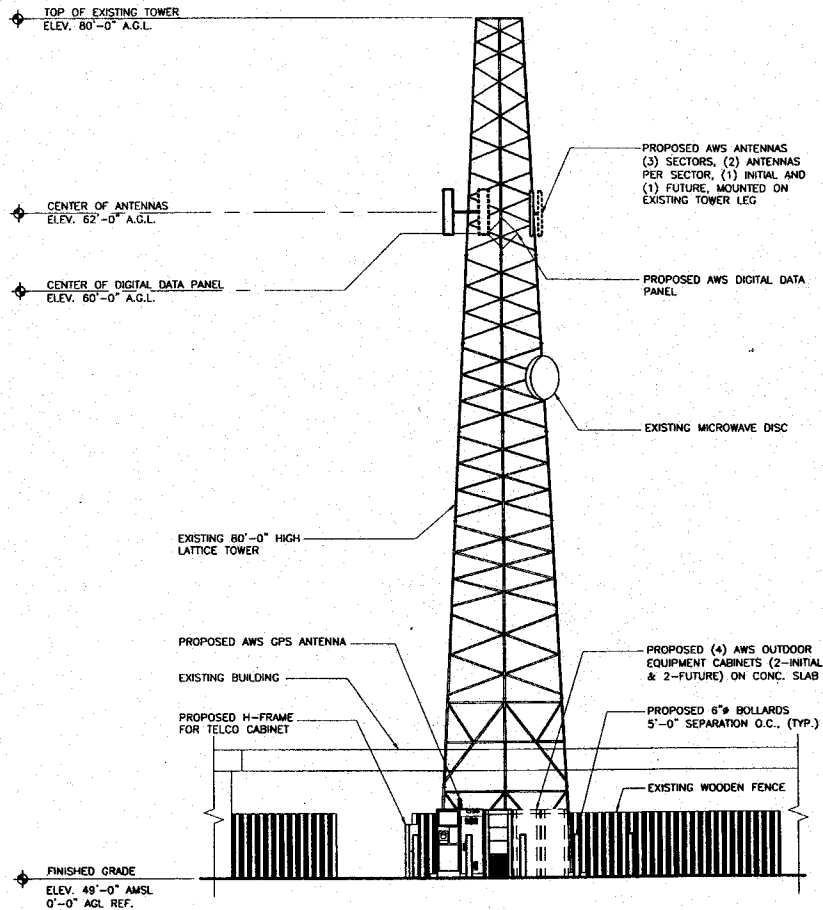
AT&T
AT&T WIRELESS SERVICES, INC.
12000 PARK PLAZA DRIVE
CENTRO, CA 90703

0	02/25/04	ISSUED FOR ZONING APPROVAL	E.A.	JL	JS
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	AS SHOWN	DESIGNED:	JS	DRAWN:	E.A.

SITE PLAN

PROJECT NO. 24897
DRAWING NUMBER 950-005-258A-Z02

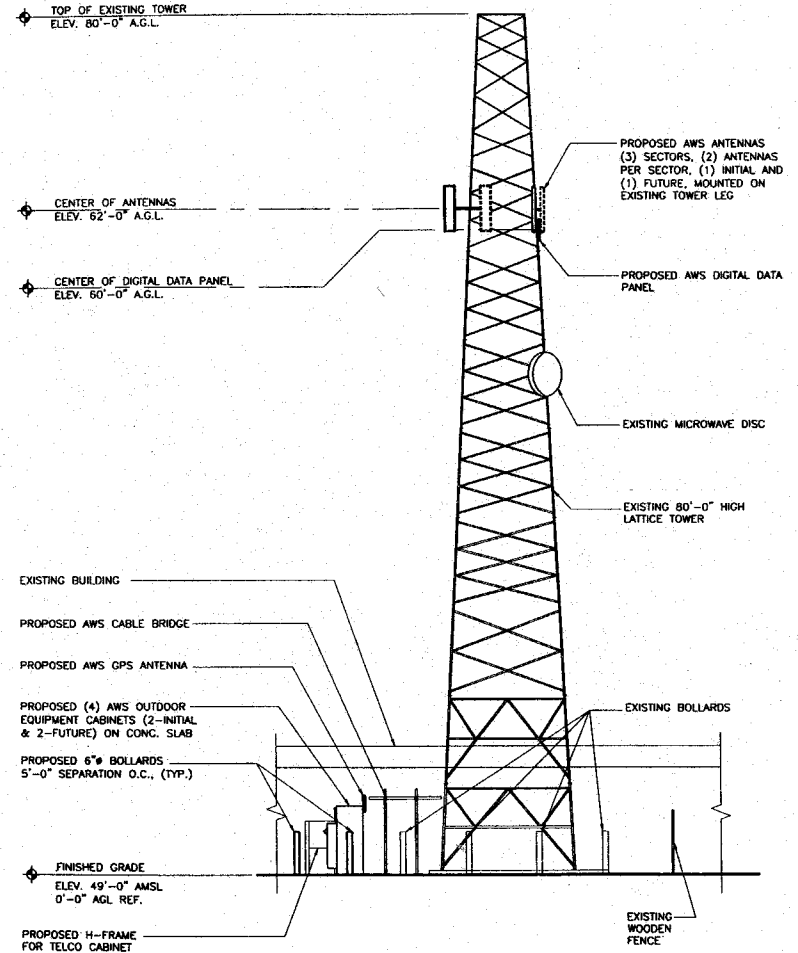
ATTACH. 8 (Cont.)



NOTE:
EXISTING TREES NOT SHOWN FOR CLARITY

SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

2



NOTE:
EXISTING TREES NOT SHOWN FOR CLARITY

EAST ELEVATION
SCALE: 3/16" = 1'-0"

1

Velocitel

ARCHITECTURE AND ENGINEERING DIVISION
18751 PLYMOUTH AVENUE
IRVINE, CA 92614
(949) 450-1000
FAX (949) 450-1001
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**SOUTH AND CHERRY
SITE NO. 950-005-258A**

5900 CHERRY AVENUE
LONG BEACH, CA 90805



AT&T WIRELESS SERVICES, INC.
12900 PARK PLAZA DRIVE
CANTON, CA 95703

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	02/25/04	ISSUED FOR ZONING APPROVAL	E.A.	J.A.	J.S.
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

SCALE: AS SHOWN DESIGNED: JS DRAWN: E.A.

SOUTH AND EAST ELEVATIONS

PROJECT NO. 24897 DRAWING NUMBER 950-005-258A-Z04

Converta-Belle Housing for Long Beach?

The City of Long Beach is seeking public participation to review the Converta-Belle housing concept. The concept is one in which housing units, both in traditional detached home and attached condominium form, are constructed so that they may be split into two units and/or reconsolidated over time.



Four public community meetings have been arranged to receive comments from the public. Issues that will be reviewed include:

- Density
- Parking
- Neighborhood character/compatibility
- Affordable housing

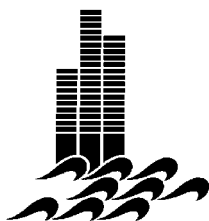
Public Meeting Schedule

April 7, 2004, 6:30pm— Houghton Park, 6301 Myrtle Ave.

April 14, 2004, 6:30pm— Silverado Park, 1545 W. 31st St.

April 27, 2004, 6:30pm— Fire Dept. Training Center, 2249 Argonne Ave.

April 28, 2004, 6:30pm— Millikan High School, 2800 Snowden Ave.



City of Long Beach
Department of Planning and Building
333 W. Ocean Boulevard, 5th Floor
(562) 570-6458